



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
AUGUST 8, 2012

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Hedges

1. **APPEAL NOTICE:** In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
2. **HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:** Please limit your comments to three minutes. If you have an item that will require extended discussion, please request that the time be scheduled on a regular agenda.
3. **APPROVAL OF MINUTES:**
 - ❖ Minutes of July 25, 2012
 - Recommended Action: Continue to the meeting of September 12, 2012**
(Deputy City Clerk)
4. **CONTINUED ITEM:** None
5. **PUBLIC HEARINGS:**
 - A. Resolution 2012-___; Zone Code Amendment 2012-04 (City of Norco): A City-Initiated proposal to amend the Norco Municipal Code, Chapter 18.37 "Signs" to revise and update the provision of signage in the City of Norco and to amend Chapter 18.02 "Definitions" to add definitions pertaining to signage.
Recommendation: Approval to City Council (Senior Planner)
 - B. Resolution 2012-___; Conditional Use Permit 2012-07 (HC& D Architecture):
A request for approval to allow a 1,440 square-foot accessory structure

(workshop) at 2451 Roundup Road in the A-1-20 zone. **Recommendation: Approval** (Senior Planner)

C. Resolution 2012-___; Reconsideration of the approved site plan for Conditional Use Permit 2011-15 for a carwash at 2100 Hamner Avenue in the Norco Auto Mall Specific Plan. **Recommendation: Approval** (Planning Director)

6. BUSINESS ITEMS:

A. Resolution 2012-___: Site Plan 2012-10 (Mendez): A request for approval to allow a 590 square-foot garage addition to an existing accessory garage building at 545 Seventh Street located within the A-1-20 (Agricultural Low-Density) zone. **Recommendation: Approval** (Senior Planner)

7. CITY COUNCIL: Receive and File

❖ City Council Minutes dated July 18, 2012

8. PLANNING COMMISSION: Oral Reports from Various Committees

9. ADJOURNMENT

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: August 8, 2012

SUBJECT: Zone Code Amendment 2012-04 (City of Norco): A City-Initiated proposal to amend the Norco Municipal Code, Chapter 18.37 "Signs" to revise and update the provision of signage in the City of Norco and to amend Chapter 18.02 "Definitions" to add definitions pertaining to signage.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2012-___, recommending approval of Zone Code Amendment 2012-04 to the City Council.

SUMMARY: Zone Code Amendment (ZCA) 2012-04 is a City-initiated proposal to amend the Norco Municipal Code, Chapter 18.37 "Signs" to revise and update the provision of signage in the City of Norco and to amend Chapter 18.02 "Definitions" to add definitions pertaining to signage. ZCA 2012-04 is a result of recommendations for revisions on the existing sign ordinance provided by the Ad Hoc Sign Code Working Group (the "Working Group"), which was then followed by Planning Commission review of the amendments necessary to address the recommendations of the Working Group.

BACKGROUND/ANALYSIS: On November 16, 2011, the City Council created the Working Group to review the current sign ordinance, specifically as it relates to commercially-zoned properties, and make recommendations on changes that would benefit business owners while still protecting the health and safety of the public.

In summary, the recommendations of the Working Group pertaining to the specific language of the ordinance are provided below. A brief explanation on how each one was addressed in the proposed sign ordinance follows each recommendation in bold. The recommendations were to:

- Articulate a clear purpose by changing the "Declaration of Need," or introduction to the sign ordinance. **A Declaration of Need has been incorporated into the draft ordinance as Section 18.37.02;**
- Create a more user-friendly ordinance by shortening its length, reorganizing its content, using more lay language, and possibly even inserting some illustrations in the Code or in an associated policy manual. **The Sign Ordinance has been shortened, outdated sections have been taken out, sign illustrations have been added, and the definitions will be taken out of Chapter 18.37 and**

inserted in Chapter 18.02 “Definitions” of the Code (ref. Exhibit “B” – Proposed Definitions);

- **Provide for new technologies, such as electronic LED signs. LED signs are a technology that should not be codified since it may someday be outdated. Staff’s recommendation is that as a policy, all new technology be considered under the allowed signage for reader boards. Reader board signage 20 square feet and under is allowed by right and reader board signage must be approved by the Planning Commission under a Special Sign Permit if it exceeds 20 square feet. Staff’s recommendation is that verbiage under Section 18.37.08B “Prohibited Signs” Item 7, which refers to signs that move in any manner, makes the exception for signage specifically allowed in the ordinance such as reader boards;**
- **Allow for more creative expression on signs in the spirit of public art. Public art will be addressed under a separate chapter in the Norco Municipal Code since public art is not intended to be signage that identifies businesses;**
- **Consider applying different design standards in different zones/neighborhoods This is a function of design which can be addressed through Section 18.37.14 “Design Standards”;**
- **Allow for two signs in lieu of a single massive sign with a multitude of business names on it, in order to reduce clutter and make it easier for passing motorists to identify local businesses. The proposed ordinance makes provision to allow more than one monument sign for property with a frontage of 200 feet or more, subject to Planning Commission approval of a special sign permit. This provision is reflected in Section 18.37.12.B.3.c.;**
- **Rewrite the Code section on freeway signs to make it more flexible and understandable. The provision for freeway-oriented signs has been simplified in Section 18.37.12.C making provision for two types of freeway-oriented signs based on specific requirements; and**
- **Provide reasonable regulations governing temporary signs in the public right-of-way. Provisions for temporary signs in the right-of-way have been addressed in Section 18.37.10.A.2).**

The Planning Commission reviewed the draft Sign Ordinance on May 29, 2012 and on June 13, 2012. Comments were provided in both reviews, and have been addressed in the attached Sign Ordinance (ref. Exhibit “A” – Draft Sign Ordinance - Chapter 18.37 - “Signs”). A summary of the most prominent comments provided at the June 13, 2012 and how they have been address are listed below. The Commission directed that:

- Staff ask the City Attorney if the City could limit verbiage for permanent signage to just the business name and/or logo. **The City Attorney's response was that it can be limited to just that; however, he cautioned that applicants of new signage may view this limitation as unfair, especially since existing businesses and their signage did not have that limitation. As such, staff's recommendation is that the requirements for permanent wall, monument and freeway-oriented signage indicate that this signage is for "business identification only". Some business (i.e., Wahoo's) has more than just a name and a logo and include a type of product sold (i.e., "fish tacos") to identify their business. By indicating for "business identification only" staff and/or the Planning Commission has the discretion to allow a product and/or slogans especially if it's part of their registered trademark. Section 18.37.12 now requires permanent wall, monument and freeway-oriented signage be for business identification only;**
- That the responsible party for signage that is removed by City staff be charged for the cost incurred for the removal. **Section 18.37.08.A.9.a and Section 18.37.16.A now incorporates this requirement;**
- Vehicle signs under "Signs Exempt from Requirement of Permits" – Section 18.37.08.A be removed from the Sign Ordinance. **Vehicle signs have been removed;**
- The word "equestrian" be added to Section 18.37.10.A.2.g. **This section has been modified to include the word equestrian in the first sentence of this section;**
- Monument signs are allowed an increase in height over six feet for architectural elements with approval by the Planning Commission. **Staff has included this allowance in Section 18.37.12.B.3.f;**
- Pole signs are allowed only for centers with 15 acres or more with the approval of a conditional use permit. **Section 18.37.12.B.4 now reflects this; and**
- Public art be addressed. **Public art will be addressed under a separate chapter in the Norco Municipal Code especially since public art is not intended to be signage that identifies businesses. A code amendment pertaining specifically to public art will be brought before the Planning Commission at a later date.**

A non-redlined copy of the proposed sign ordinance has been attached to this report to help simplify the review of the draft sign ordinance.

Third Review of Sign Ordinance

Page 2

August 8, 2012

Staff recommends that the Planning Commission review the final draft of the revised sign ordinance and the proposed signage definitions proposed under ZCA 2012-04 and recommend approval to the City Council.

/adr-81535

Attachments: Resolution 2012-____

RESOLUTION NO. 2012-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2012-04 AMENDING CHAPTER 18.37 UPDATING THE REGULATIONS FOR SIGNAGE; AND SECTION 18.02 ADDING DEFINITIONS AS THEY PERTAIN TO THE SIGN CODE WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED. ZONE CODE AMENDMENT 2012-04.

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2012-04, an amendment to Norco Municipal Code Title 18 (Zoning Code), to amend and update regulations as they pertain to allowed signage; and

WHEREAS, the Zone Code Amendment was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Zone Code Amendment was scheduled for public hearing on August 8, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Category 21.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATIONS:

I. FINDINGS:

- A. The proposed Zone Code Amendment will not be inconsistent with, or contrary to, the General Plan or the Zoning Code since the project clarifies and updates the Sign Code as it pertains to existing regulation of signage in the City.
- B. The project (proposed amendment) has been determined to be exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Category 21.

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled August 8, 2012 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2012-04 be adopted, thereby amending the Norco Municipal Code as follows:

Chapter 18.02
DEFINITIONS

70. Signs:

1. *Banners, pendants, balloons. Any cloth, bunting, plastic, paper, or similar material used for temporary advertising purposes, with or without copy, attached or pinned onto or from any structure, or temporarily installed on the ground.*
2. *Inflatable sign. A sign in the form of characters, animals, shapes or balloons over thirty-six (36) inches in diameter made of vinyl, fabric, cloth or other lightweight materials held up by means of helium or other form of hot or cold air or gas, attached to any structure or building on the ground with the purpose of gaining attention for temporary advertising purposes.*
3. *Building Face. The front, rear or side of a building elevation in which a business is located. In the case of a multi-tenant building, the building face means the length of the frontage, side or rear portion of a building that comprises a tenant suite/unit.*
4. *Billboard. An outdoor advertising sign, other than a directional sign, which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises where the sign is located. Said definition shall not include a subdivision signs.*
5. *Commercial Center. A commercially zoned property developed with at least one multi-tenant commercial building.*
6. *Construction Sign. A temporary, on-premises sign which states the names of those individuals, businesses or organizations connected with the construction of a project such as architects, engineers, contractors, developers, owners, or financial institutions, the name of the project, major future tenants, general leasing information and emergency telephone numbers.*
7. *Directional Sign. A means a sign which contains words such as "entrance," "enter", "exit," "in," "out" or other similar words or a sign containing arrows or characters indicating traffic directions and used either in conjunction with such words or separately. Directional signs shall not contain any advertising or trade name information.*
8. *Freestanding Sign. A sign not attached to a building structure which is supported wholly by a pole, one or more poles, uprights, or braces, in or upon the ground. Monument and pole signs are freestanding signs.*
9. *Inflatable sign. A sign in the form of characters, animals, shapes or balloons over thirty-six (36) inches in diameter made of vinyl, fabric, cloth or other lightweight materials held up by means of helium or other form of hot or cold air or gas, attached to any structure or building on the ground with the purpose of gaining attention for temporary advertising purposes.*
10. *Monument Sign. A low profile freestanding sign less than eight (8) feet in height, incorporating the design and building materials accenting the architectural theme of the buildings on the same property.*

11. *Off-Site Sign.* A sign which advertises or directs attention to businesses, services goods, person or events that are not provided on the site upon which the signs are located. This definition includes billboards.
12. *Painted Sign.* A sign painted directly on the exterior of a building.
13. *Pole Sign.* A freestanding sign other than a monument sign that exceeds eight (8) feet in height and that is supported either one pole or two poles.
14. *Real Estate Sign.* A temporary sign advertising the sale, or lease, or rental of only the particular building, property, or premises upon which such sign is displayed.
15. *Readerboard Sign.* A sign or portion of a sign with non- electronic changeable copy or with electronic changeable copy sign that includes LED (Light Emitting Diodes) signs, scrolling signs, and video displays.
16. *Roof Sign:* A sign supported wholly or partially by any portion of a roof or attached to a building wall, parapet wall, or canopy, and extending above the roof line or a sign placed upon or over a roof or parapet wall of a building.
17. *Sign.* A device, fixture, surface or structure of any kind or character, made of any material whatsoever, displaying letters, words, texts, illustrations, symbols, forms, patterns, colors, textures, shadows or lights, or any other illustrative or graphic display designated, constructed or placed on the ground, on a building canopy, wall, post or structure of any kind, in a window, or on any other object for the purpose of advertising, identifying or calling visual attention to any place, structure, firm, enterprise, profession, business, service, product, commodity, person or activity, whether located on the site, in any structure on the site, or in any other location. The term "placed" includes constructed, erected, posted, painted, printed, tacked, nailed, glued, stuck, sculpted, carved, or otherwise fastened affixed, or made visible in any manner whatsoever.
18. *Sign Area.* The area of a sign which is computed by multiplying the maximum height of the logo or leading letter of a sign to be mounted on a wall, and multiplying the maximum height by the length of all letters and logo combined. For freestanding signs, the area of the sign shall be defined and computed as including the entire area within a single contiguous rectilinear perimeter enclosing the extreme limits all writing, logos or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop of structure against which it is placed.
19. *Suspended Sign.* A sign suspended from the underside of a canopy, awning, arcade, or other roofed open structure and oriented to pedestrian traffic.
20. *Temporary or Portable Sign.* A sign intended to be displayed for a limited period of time and is not permanently fixed in location.
21. *Time and Temperature Sign.* Any mechanism that displays the time and/or temperature, but does not display any advertising or establishment identification.
22. *Wall Sign.* A sign attached to or installed against the wall of a building with the exposed face of the sign in a plane parallel to the plane of said wall. A message constructed into or as a part of the wall is considered a wall sign.

Chapter 18.37
SIGNS

Sections:

- 18.37.02 Declaration of Need.
- 18.37.04 Intent and Purpose.
- 18.37.06 Administration.
- 18.37.08 General Provisions.
- 18.37.10 Sign Regulations for Temporary Signs.
- 18.37.12 Sign Regulations for Permanent Signs.
- 18.37.14 Design Standards.
- 18.37.16 Illegal and Nonconforming Signs.

18.37.02 Declaration of Need

A. The City recognizes the need for signs as a means to advertise and identify businesses within the community. The City finds that signage is an important design element of the physical environment. Provisions consistent with the goals and objectives of the community are necessary to ensure that the special character and image the community is striving for can be attained while serving business needs in the community.

B. The City is striving to provide an economically stable and visually attractive community through high quality site planning, building designs, landscaping and signage. As a planned architectural feature, a sign can be pleasing and can harmonize with the physical character of the environment. Proper controls can achieve this goal and will make the City a more attractive place to live, work and shop.

C. It is the purpose of this title to make the City attractive to residents and visitors, as well as to commercial, industrial and professional businesses while maintaining economic stability and promoting economic development through an attractive signage program.

18.37.04 Intent and Purpose

The regulation and control of the location, size, type, and number of signs permitted shall be governed by the provisions of this chapter. The purpose of this chapter shall be as follows:

A. To direct persons to various activities and enterprises, in order to provide for the maximum public convenience;

B. To provide a reasonable system of controls for signs, to ensure the development of a high quality environment;

C. To encourage signs which are well designed and pleasing in appearance and to provide incentive and latitude for variety, good design relationship, and spacing;

D. To encourage a desirable urban character with a minimum of overhead clutter;

E. To enhance the economic value of the community and each area thereof through the regulation of such things as size, number, location, design and illumination of signs;

F. To encourage signs which are compatible with adjacent land uses;

G. To reduce possible traffic and safety hazards through good signing; and

H. To protect the general public health, safety and welfare of the community. (Ord. 651, 1992; Ord. 491, 1983)

18.37.06 Administration

It is the duty of the Planning Director to enforce all provisions of this chapter. The Planning Director has the authority to designate a representative of the department to implement the provisions of this chapter. Further, the Planning Director has the option of referring any sign request to the Planning Commission for their review and determination.

A. Interpretation of Division. Whenever the application of this chapter is uncertain, the question shall be referred to the Planning Commission for determination. The Planning Commission shall then authorize signage which best fulfills the intent of this chapter. If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of proper jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.

B. Appeal. A decision of the Planning Director may be appealed within ten (10) days of the decision to the Planning Commission. The appeal shall be made on the forms prescribed by the Planning Division. The submittal of the application, including the payment of application fees, shall constitute the filing of the appeal. The Planning Commission shall review the appeal at the next available regularly scheduled meeting. The Commission shall either uphold, reverse, or modify the Planning Director's decision. If anyone is aggrieved or affected by the Planning Commission's decision, they then may appeal the decision to the City Council within ten (10) days, in accordance with appeal provisions.

C. Sign Permit Required. A sign permit shall be required prior to the placing, raising, moving, or reconstructing of any sign in the City, unless expressly exempted by this chapter. Signs requiring a permit shall comply with the provisions of this chapter and all other applicable laws and ordinances.

D. Method of Application. An application for a permit shall be made on forms as prescribed by the Planning Director. Such an application shall be filed with the Planning Division. The application shall be accompanied by any fees as specified by City Council resolution.

E. Method of Review. The purpose of a permit is to help ensure compliance with the provisions of this chapter. After receipt of a sign application, the Planning Director or a designated representative shall render a decision to approve, approve with modifications, set the matter for Planning Commission review, or deny the sign request within ten (10) working days. Such a review shall ensure that any sign proposal is in conformance with this chapter and is consistent with its intent and purpose.

F. Special Sign Permits. Certain signs because of their potential increased for height, area, size or site location, may only be permitted by Planning Commission approval of a Special Sign Permit. The signs requiring a Special Sign Permit are noted in this chapter. The procedure for a Special Sign Permit is as follows:

1. Application: An application for a Special Sign Permit shall be made in accordance with established City procedures containing sufficient information to properly inform the Planning Commission on the requested sign and its impacts. A fee shall be established by City Council Resolution to provide a charge commensurating with processing costs. (Ord. 651, 1992; Ord. 597, 1989).

2. Findings for Approval: Before a Special Sign Permit may be granted, the Planning Commission or City Council, upon appeal, shall make a finding from the evidence submitted, that all of the following conditions exist:

a. The required sign will not adversely affect the General Plan or the public convenience or general welfare of the community or persons residing or working in the neighborhood thereof;

b. The requested sign will not adversely affect land uses or property in the same proximity in which it is proposed to be located;

c. The location or configuration of the requested sign will not cause visual interference for the traveling public nor interfere with sighting of other signs or nearby buildings;

d. The sign dimensions including height and area are in proportion to the site and the viewing needs;

e. The requested sign is designed so business identification is easily determined;

f. The sign meets all sign standards as contained in Section 18.37.12; and

g. The sign is consistent with other signs on the site and/or the adopted sign program for the site.

18.37.08 General Provisions.

A. Signs Exempt from Requirement for Permits. *The following signs shall be exempt from the application, permit, and fee requirements of this chapter. An electrical or building permit may, however, be required. The number and area of such signs shall not be counted toward the maximum allowable sign area for any use or property:*

- 1. Directional signs for on-site direction provided they do not exceed an area of three (3) square feet each, or a height of three (3) feet if freestanding, or exceed a height of eight (8) feet if attached to a building.*
- 2. Legal signs indicating fire lanes, parking restriction, and similar information may be placed where appropriate provided each sign does not exceed an area of two (2) square feet.*
- 3. Time and temperature signs in commercial and industrial zones provided the area of each sign does not exceed twelve (12) square feet. (Ord. 651, 1992; Ord. 597, 1989)*
- 4. Memorial tablets, plaques, or directional signs for community historical resources, installed by a recognized historical society or civic organization.*
- 5. Interior signs within a building or structure.*
- 6. Real estate signs for residential property sales not exceeding six (6) square feet in area or six (6) feet in height, provided they are removed within fifteen (15) days after the close of escrow or the rental or lease has been accomplished.*
- 7. Unlit real estate signs for commercial and industrial property sale, lease or rent not exceeding thirty-two (32) square feet in area or eight (8) feet in height, and not located closer than five (5) feet from any property line. Larger signs may be permitted by the Planning Commission upon approval of a Special Sign Permit.*
- 8. Construction signs are permitted on the construction site for all contractors (may include bank, realtor, subcontractors, etc.) provided the total area of all construction signs not exceed an area of thirty-two (32) square feet unless legally required by government contractors to be larger. Placement for government contract signs exceeding the thirty-two (32)-square foot maximum shall be reviewed by the Planning Commission for proper location. With the exception of the above, no sign shall exceed eight (8) feet in overall height and shall be located no less than five (5) feet from any property line. Such signs shall be removed upon the completion of the project. Construction signs shall not interfere with other signs on the property.*

9. *Political signs pertaining to a specific election are permitted on private property subject to the same restrictions as to size and illumination as commercial signs permitted in the applicable zone. Said signs are specifically permitted in residential zones but may not exceed 32 square feet or be illuminated. Political signs shall be removed within ten (10) days following the election to which they pertain. (Amended Ord. 745; 1999)*

a. If the Planning Director finds that any political sign has been posted or is being maintained in violation of the provisions of this Section, the Director shall issue to the actual responsible party or the candidate's designated agent a demand for the removal of such sign or correction of the violation within 48 hours. Said notice shall include a brief statement of the reasons requiring removal or correction. (Ord. 745; 1999)

b. If the person so notified fails to correct the violation or remove the sign within said period, the Director shall cause said sign to be removed by City forces and the cost incurred will be charged to the actual responsible party. Any political sign that remains posted for more than ten (10) days after the election to which it pertains or which is not removed pursuant to the notice shall be deemed abandoned. The Director may cause the summary removal by City staff of such abandoned signs and any signs which constitute an immediate peril to persons or property without further notice and charge the costs as provided for in this subsection. Persons wishing to appeal fees imposed in this Section shall follow the appeal provisions contained in Section 18.37.06(B).

10. *Home occupation and agricultural sales signs are limited to one sign indicating the home occupation or for the sale of livestock or produce raised on the premises providing that the sign does not exceed 16 square feet in area. Signs are allowed in A-1, R-1 and A-E, zones and within residential districts in a specific plan only. (Ord. 651, 1992; Ord. 597, 1989)*

11. *Flags: limited to one official flag each of the United States of America, the State of California, and other states of the United States, Counties, Municipalities, and official flags for nations, and flags of internationally and nationally recognized organizations. A maximum of three (3) such flags may be flown at any one time, unless permitted by the Planning Division by a Special Sign Permit (or Special Event if temporary). Flag limitations in this section do not restrict or prohibit flags otherwise allowed under other sections of the Municipal Code.*

12. *Service station price signs not exceeding the minimum State requirements of Division 5, Chapter 14, Article 12 of the California Business and Professional Code are permitted in addition to signs permitted by the zone district. Larger-than-minimum state price requirement for signs shall be regulated by the zone district provisions.*

13. *Business information signs not to exceed an area of six (6) square feet that provide information on hours of operation, open, closed, etc.*

14. *Such emergency, temporary or non-advertising signs as are authorized by the City Council.*

15. *Signs of public utility companies and private contractors indicating danger or which serve as an aid to public safety, or which show the location of underground facilities.*

16. *House numbers, nameplates, "No Trespassing," "No Parking," and other warning signs provided the sign does not exceed two (2) square feet and located entirely on-site.*

17. *Bus shelter advertising, in accordance with provisions established by Riverside Transportation Agency, only within commercial/industrial zones.*

18. *Off-site new homes directional/subdivision signs constructed and maintained as part of the New Homes Directional Signs Program sponsored by the Building Industry Association of Riverside County (BIA/RC), only upon City Council approval of the program and location of signs as well as the approval of the Public Works Department for the location of sign.*

B. Prohibited Signs. All signs not expressly permitted are prohibited, including but not limited to the following: (Ord. 651, 1992; Ord. 597, 1989)

1. *Fin signs: A sign placed on an architectural feature that extends from a building wall or a sign structure which is supported partly by a pole or poles placed in the ground and partly by a building, structure or fence.*

2. *Fence signs: A sign that is attached, painted, or otherwise affixed to a fence or any other wall or self-supporting structure other than a building (except such signs are permitted as attached signs in Agricultural zones).*

3. *Banners, pennants, balloons, etc., unless temporarily approved under a Special Event Permit or Special Event Sign Permit in and compliance with this chapter.*

4. *Inflatable devices or signs, and other tethered objects used for the purpose of drawing attention to the site, a product, or service, unless temporarily approved under a Special Event Permit or Special Event Sign Permit and in compliance with this chapter.*

5. *Light bulb strings, festoons, and exposed tubing (except for temporary uses such as Christmas Tree Sales lots).*

6. *Temporary or portable signs, unless temporarily approved under a Special Event Permit in compliance with this chapter.*
7. *Signs that are animated, revolve, flash, or move in any manner (except signs that flash time and temperature or unless specifically permitted in this chapter).*
8. *Signs placed on or extending over the public right-of-way (except signs authorized by law or by governmental authority or unless specifically permitted in this chapter).*
9. *Signs that constitute a hazard to the safe and free flow of traffic by obstructing or restricting the vision of drivers of motor vehicles, pedestrians and equestrians.*
10. *Billboards.*
11. *Signs Relating to Inoperative Activities. Sign copy shall be removed or obliterated within sixty days after the premises have been vacated.*
12. *A-Frame signs. (Ord. 651, 1992; Ord. 597, 1989), unless temporarily approved under a Special Event Permit or Special Event Sign Permit and in compliance with this chapter.*
13. *Any type of sign, directional placard, or banner used for commercial purposes held by an individual where it jeopardizes the public health, safety and welfare, and at a minimum, in or adjacent to the public right-of-way within a Pedestrian-Equestrian trail to attract attention or to provide direction. (Ord. 826, 2004).*

C. Maintenance of Signs: Every sign and all parts, portions, and materials shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion. Any cracked, broken surfaces, malfunctioning lights, missing sign copy or other unmaintained or damaged portion of a sign will be repaired or replaced within thirty days following notification by the City. Noncompliance with such a request will constitute a zoning violation and will be enforced as such.

D. Signs in Public Right-of-Way. Signs in public right-of-way are regulated per Section 12.08.100 of the Norco Municipal Code and Section 18.37.10 A (2) of this chapter.

18.37.10 Sign Regulations for Temporary Signs

Special Event Sign Permit applications and other applicable permits are required for signs included under this section, provided the signs are in compliance with all other applicable laws and ordinances.

A. Special Event Signs. Special event signs may be approved for a limited period of time as a means of drawing attention to special events (i.e., grand openings, carnivals,

charitable events, seasonal sales, special promotions, etc.). To apply for approval, a Special Event Sign Permit application shall be submitted. However, special event signs associated with national holidays or recognized City events are exempt from City review.

1. Special event signs shall include banners, flags, pennants, balloons (except metallic balloons), inflatable devices or signs, and other tethered objects. Special event signs which flap are not allowed within 20 feet of a designated horse trail. Special event signs shall be limited to no more than four 15-day periods per year. Said periods may run consecutively; however, unused days from one period shall not be added to another period. The display of inflatable devices or signs and other tethered objects shall be permitted only within commercial zones abutting Hamner Avenue.

2. Temporary special event signs in the public right-of-way, except as authorized by a recognized government agency in accordance to Section 12.08.100 of the Norco Municipal Code, shall be permitted with the approval of Special Event Sign Permit from the Planning Division and an Encroachment permit from the Engineering Division and subject to the following regulation:

a. Location: Signs may be located within a landscaped parkway portion of the public right-of-way, but not within the median of any street or highway, shall not overhang any street, curb, sidewalk, trail or driveway, and shall not be affixed to any traffic control devices, government signs, light standards, utility poles, horse trail fence, bus shelters or other structures, posts, fences, shrubs or trees but shall be freestanding, and, shall not be located in any area that the Planning and Engineering Divisions determine would constitute a pedestrian or vehicular traffic safety hazard.

b. Size and height. Signs shall not exceed six (6) square feet in area, and shall not exceed three (3) feet in height (as measured from grade).

c. Identification. Unless otherwise clearly discernable on the sign itself, the owner of the sign shall affix his/her/its name, address and telephone number to the sign prior to installation of the sign.

d. Installation. The installation of any temporary sign shall not cause damage to the public right-of-way, including damage to landscaping and/or associated irrigation systems. The owner of a sign placed within the public right-of-way expressly understands that by placing a sign within the public right-of-way, the owner agrees to defend, indemnify and hold harmless from any and all claims, demands, cause of action, costs, expenses, liability, loss, damage or injury in any manner arising out of or incident to the placement of the sign in the public right-of-way. Underground Service Alert (USA) shall be notified for any excavations required to place sign.

e. Time period approved. Temporary signs may be permitted in the public right-of-way from 7:00 a.m. Saturday to 7:00 p.m. Sunday.

f. Removal procedures. The applicant/installer of these temporary signs is responsible for removal of signs by the expiration date of the special event sign permit. Should these signs be left in the right-of-way after the expiration of the permit, removal shall occur in accordance to Section 18.37.16 A, and the applicant/installer of these temporary signs shall be responsible for all City costs associated with removal of the signs. The City is not responsible for any damage to the signs.

g. Hazardous signs. If the Public Works/Engineering Director determines that a sign posted within the public right-of-way would constitute a pedestrian, equestrian or vehicular traffic safety hazard due to its location, construction or other circumstances, the City shall immediately and without notice to the owner, remove the sign. If the owner of the sign can be identified, the City shall provide notice to the owner by telephone or mail that the sign has been removed and the reasons thereto. The City shall store the sign for no less than 72 hours after removal and if the owner of the sign has not retrieved the sign within said time period, the City may dispose of the sign. The City is not responsible for any damage to the signs.

h. No temporary signs shall be allowed in the horse trail.

18.37.12 Sign Regulations for Permanent Signs

Sign applications and building permits are required for signs included under this section, provided the signs are in compliance with all other applicable laws and ordinances.

A. Signs permitted in the Open Space (O-S), Limited Development (L-D), Agricultural (A-E, A-1, and A-2), and Single Family Residential (R-1) Zones for property developed with non-residential uses:

1. Wall. One wall sign, which must be below the roof line and oriented towards the street, shall be allowed per street frontage. Maximum sign area is twenty (20) square feet.

a. If site is twenty (20) acres or more, sign may be increased one square foot for each additional acre to a maximum of eighty (80) square feet.

b. Wall signs are limited to business identification only.

2. Monument Sign. One freestanding monument sign shall be allowed, with a maximum sign area of twenty (20) square feet and maximum height of five (5) feet from street or natural grade of the property.

- a. If site is twenty (20) acres or more, sign may increase one (1) square foot for each additional acre to maximum of eighty (80) square feet.
- b. Sign shall be located at least five (5) feet from street right-of-way and five (5) feet from interior property line or driveway.
- c. All monument signs shall contain a site address and shall adhere to the Design Standards in Section 18.37.12 of this chapter.
- d. For sites under twenty (20) acres, a freestanding sign taller than five (5) feet and/or with a sign area larger than twenty (20) square feet may be approved by the Planning Commission.
- e. Monument signs are limited to business identification only.

3. Readerboard. One wall or freestanding non-electronic readerboard shall be allowed, with a maximum sign area of 20 square feet and must be installed below the roofline on a wall or within the five-foot height limitation for a freestanding sign. Readerboard sign area must be incorporated into the allowed sign area and design of a wall or freestanding sign. Larger and/or electronic readerboards may be permitted by the Planning Commission with the approval of a Special Sign Permit.

B. Signs permitted in the Commercial Office (C-O), Commercial General (C-G), Commercial (C-4), Heavy Commercial/Light Manufacturing Zones (M-1) and any other commercially zoned property within a specific plan area:

- 1. Wall Sign (See Exhibit 18.37.10-1). One wall sign, which must be below the roof line, shall be allowed for each building face. Maximum sign area is two (2) square feet for each lineal foot of each building face for ground level story; 50 percent of this amount for each floor (except mezzanines) above ground floor.

Exhibit 18.37.10-1: Wall Sign



a. *Roof signs are allowed if integrated into the architectural style and structure of the building and do not appear to be added on; all roof signs shall be approved by Planning Commission.*

b. *Signs painted directly on a building are allowed if said signs are professionally done and reflect the theme of the structure.*

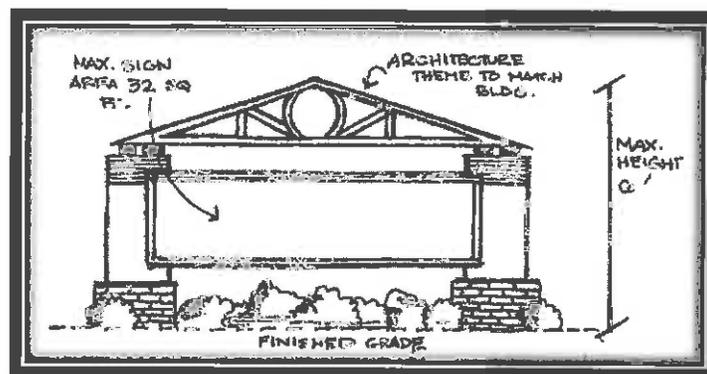
c. *Design standards in Section 18.37.14 of this chapter shall be adhered to.*

d. *Wall signs are limited to business identification only.*

2. *Suspended Sign. One suspended sign shall be allowed per tenant entrance. Maximum sign area is six (6) square feet, sign shall not exceed six (6) feet in length, and an eight (8)-foot minimum clearance shall be provided between sign and ground. Suspended signs shall be limited to business identification only.*

3. *Monument Sign (See Exhibit 18.37.10-2). One freestanding monument shall be allowed per street frontage, with a maximum sign area of thirty-two (32) square feet and maximum height of six (6) feet from street or natural grade of the property and subject to the following:*

Exhibit 18.37.10-2: Monument Sign



a. *A monument shall be located at least one (1) -foot from frontage property line, five (5) feet from interior property line or a driveway, and not placed within the ultimate planned street right-of-way.*

b. *Letter height for a monument shall be a minimum of eight (8) inches for readability.*

c. *For property with frontages of 200 feet or more, more than one monument sign may be permitted by the Planning Commission with the approval of a*

special sign permit, with the submittal of a sign program for the entire property.

d. All monument signs shall contain a site address and shall adhere to the Design Standards in Section 18.37 12 of this chapter.

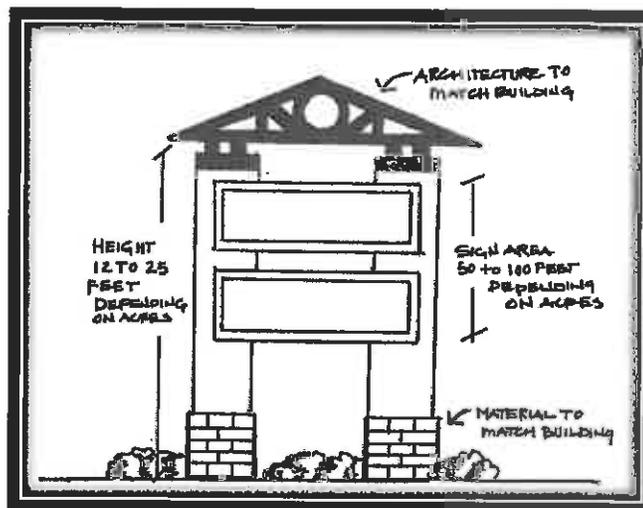
e. For monument signs on Sixth Street, or on other commercial lots that front onto horse trails, up to a three (3)-foot increase in the allowed height may be considered to increase the visibility of the monument sign above horse trail fencing.

f. Monument signs may be allowed a height of over six (6) feet to accommodate architectural elements with approval by the Planning Commission,

g. Monument signs are limited to business identification only.

4. Pole Sign (See Exhibit 18.37.10-2). *For a center greater than fifteen (15) acres, one (1) freestanding pole sign, which shall include signs supported on two poles, shall be allowed per street frontage instead of a monument sign, with the approval of a conditional use permit and subject to the following:*

Exhibit 18.37.10-3: Pole Sign



a. The pole sign shall be allowed a maximum sign area of one hundred fifty (150) square feet and a maximum height of twenty five (25) feet from street or natural grade of the property.

b. Sign support shall not be located within five (5) feet of an interior property line or driveway and shall not be placed within or extend into the ultimate planned street right-of-way;

c. Pole signs shall contain a site address and shall adhere to the Design Standards in Section 18.37 12 of this chapter.

d. Pole signs are limited to business identification only.

5. Readerboard. One wall or freestanding readerboard (non-electronic or electronic) shall be allowed, with a maximum sign area of twenty (20) square feet and must be installed below the roofline on a wall and within the height limitation of a freestanding sign. Readerboard sign area must be incorporated into the allowed sign area and design of a wall or freestanding sign. Larger readerboards may be permitted by the Planning Commission with the approval of Special Sign Permit.

C. Freeway-Oriented Signs for the Open Space (OS), Commercial Office (C-O), Commercial General (C-G), Commercial (C-4), and any other commercially zoned property within a specific plan area not otherwise covered by a sign program.

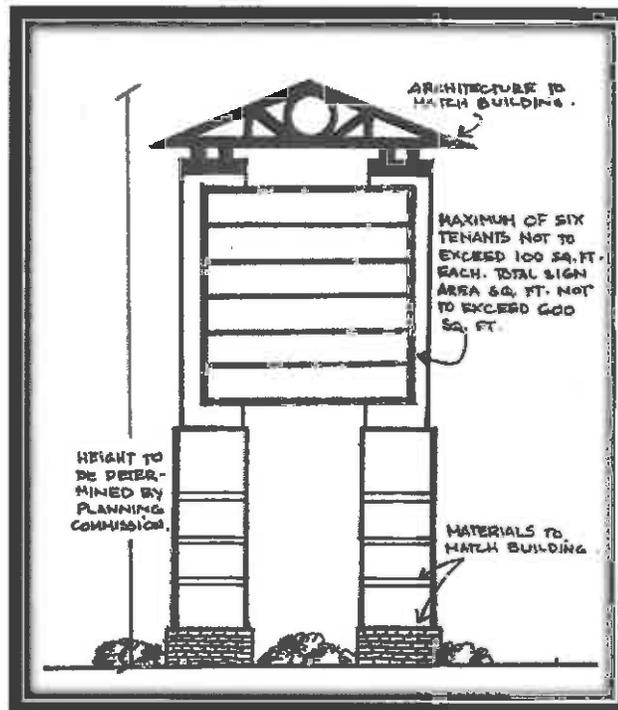
1. In addition to other signs permitted in the zone district and on properties not already regulated through a sign program, an on-site freestanding, freeway-oriented sign designed to be viewed primarily from the freeway may be permitted by the planning commission with the approval of a Special Sign Permit, and subject to the following criteria:

a. In the OS zone, freeway-oriented signs shall only be permitted on parcels that are a minimum of 30 acres in size and that are located within 250 feet of the freeway right-of-way, as ancillary uses to an otherwise already permitted primary use of the property.

b. In the OS zone, sign area shall be determined by the planning commission based on the area needed for reasonable viewing by the traveling public on the freeway.

c. For commercial centers more than five (5) acres in the C-O, C-G, C-4, and any other commercially zoned property within a specific plan area, and not otherwise regulated by a sign program, the sign area of said sign shall not exceed six hundred (600) square feet. The sign shall be designed to accommodate no more than six tenant signs with a minimum of one hundred (100) square feet each (see Exhibit 18.37.10-4). A larger sign may be approved upon approval of a conditional use permit.

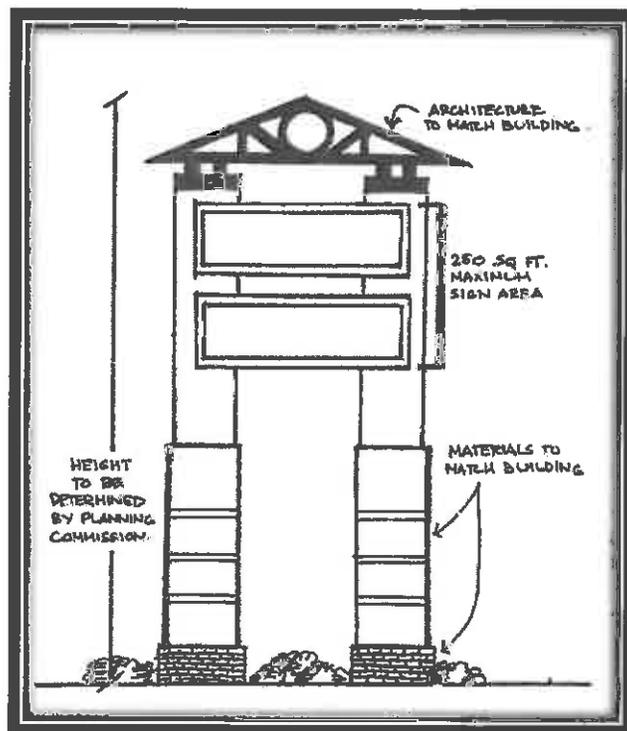
**Exhibit 18.37.10-4:
Freeway Oriented Sign**



d. For commercial centers less than five (5) acres or for a single business in the C-O, C-G, C-4, and any other commercially zoned property within a specific plan area, a freeway oriented sign may be permitted with a maximum sign area of 250 square feet provided the center or business is within 660 feet of the freeway right-of-way and is within 1/2 mile of a freeway off-ramp (see Exhibit 18.37.10-5), and is not otherwise regulated by a sign program.

e. Sign height shall be 20 to 35 feet from freeway or natural grade, with the final height determined by the planning commission based on the height needed for reasonable viewing by the traveling public on the freeway.

**Exhibit 18.37.10-5:
Freeway Oriented Sign**



f. Design of the sign shall be approved by the planning commission and shall incorporate features that identify the center or facility and the city and reflect the equestrian nature of the city, or shall minimally include the Norco Horsetown USA logo as an alternative.

g. Freeway signs shall be designed so that the mass of sign area is parallel, as opposed to perpendicular, to the supporting pole(s) unless the sign is square or near square in shape. The sign's structure shall incorporate design features of any related primary buildings and/or design elements that reflect a project theme (western, equestrian, etc.).

h. Freeway-Oriented Signs shall be limited to business identification only.

18.37.14 Design Standards.

A. Architectural Style: Each sign shall be designed to be architecturally compatible with the main building or buildings upon the site, and to the extent possible, consistent with improvements upon lots adjacent to the site and shall incorporate elements that reflect a western or equestrian theme.

B. Relationship to Other Signs: Where there is more than one sign located upon a lot, all such signs shall have designs which are well related to each other by similar treatment of the following components:

- 1. Channel letters or other configuration of sign area;*
- 2. Supports, uprights or structure on which sign is supported;*
- 3. Shape of entire sign;*
- 4. Letter style of sign copy; and*
- 5. Illumination.*

C. Landscaping. Freestanding signs shall be located in a planted landscaped area which is of a size equal to at least twice the sign area to provide a compatible setting and ground definition to the sign. Landscaping immediately adjacent to a freestanding sign shall be maintained so that it does not obstruct the visibility of the sign and the ability of the traveling public to view the sign.

D. Sign Copy: Sign copy shall be uncluttered and readable to the persons the sign is primarily directed to. (Ord. 651, 1992; Ord. 491, Exhibit A, Sec. 4 (part), 1983).

E. Illumination. All signs shall be internally illuminated. Non-illuminated signs shall be allowed illumination via concealed or decorative fixtures that shine directly onto the sign.

18.37.16 Illegal and Non-conforming Signs.

A. Illegal Signs. The City shall identify and contact the firm or person responsible for placement of illegal signs, informing them that removal of illegal signs must take place within twenty-four (24) hours to avoid billing by the City for the removal of the illegal signs. The City shall bill the firm or person responsible for the illegal sign/s for the cost incurred to remove each sign if illegal signs are not removed within twenty-four (24) hours of notification.

B. Legally Non-conforming Signs. Signs that were lawful before this ordinance was passed or amended but which would be prohibited, or restricted under the terms of this ordinance or future amendments are declared legally non-conforming signs. They shall be treated in the following manner:

- 1. Shall not be changed to another non-conforming sign, except messages may be changed.*
- 2. Shall not be structurally altered to extend its useful life, except that necessary maintenance may be performed to keep the sign in proper working condition.*
- 3. Shall not be expanded.*

4. Shall be removed after the site upon which the sign is located has been vacant for 120 days, unless considered a nuisance per the provisions of the City Nuisance Abatement Regulations contained in Chapter 6.22 of the Norco Municipal Code.

5. Shall be removed upon damage or destruction resulting in a devaluation of more than 50 percent of its replacement value as determined by the Building Official.

C. Abatement of Legally Non-conforming Signs: If the City Council determines by resolution that legally non-conforming signs are a public nuisance and it is in the best interest of the public health, safety, and general welfare to abate such signs, the City abatement procedures shall be as follows:

1. Notification. Notification for the abatement of signs shall be by registered or certified mail to the property owners and/or the proprietors who own such signs. The last known address of such owners (taken from the latest equalized tax assessment roll) shall be used. For the proprietors or owners of such signs, mailing or delivery to subject property shall be utilized. The notification shall cite the appropriate section of the ordinance under which abatement is required, and include the time, date, and location of a public hearing to be conducted for the purpose of considering abatement. Such notification shall be mailed not less than ten (10) days prior to the date of such public hearing.

2. Hearing. A public hearing before the Planning Commission shall be conducted as noticed and may be continued if necessary.

3. Resolution. The Planning Commission shall adopt a resolution stating its findings with respect to the abatement of signs on the subject properties and setting the dates for abatement.

4. Appeal. The decision of the Planning Commission shall be final unless within ten (10) days from the adoption of the Planning Commission resolution an appeal in writing is received by the City Clerk. The form, fee, and process for such appeal, shall be as required in Chapter 18.43 of this Code.

D. Schedule of Abatement.

1. Off premises signs are to be removed within the following abatement schedule at the time of notification of abatement:

VALUE OF SIGN	ABATEMENT PERIOD
0--\$3,999	3 Years
\$4,000--\$6,999	4 Years
\$7,000--Or More	5 Years

2. All other nonconforming signs are to be removed, relocated, replaced, or otherwise made to conform to the provisions hereof within the following abatement schedule:

VALUE OF SIGN	ABATEMENT PERIOD
0--\$6,999	4 Years
\$7,000--\$12,999	6 Years
\$13,000--Or More	10 Years

E. Value of Sign. The value of the signs shall be determined by the Building Official. However, the Planning Commission or City Council on appeal may adjust the values if sufficient evidence is submitted indicating a different value.

PASSED AND ADOPTED by the Planning Commission of the City of Norco
at a regular meeting held August 8, 2012.

Robert Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held August 8, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/sk-81630

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: August 8, 2012

SUBJECT: Conditional Use Permit 2012-07 (HC&D Architects): A request for approval to allow an accessory building consisting of a single-story 1,440 square-foot workshop at 2451 Roundup Road located within the A-1-20 Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2012-31, approving Conditional Use Permit 2012-07.

Conditional Use Permit 2012-07 is a request for approval to allow an accessory building consisting of a single-story 1,440 square-foot workshop at 2451 Roundup Road located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). The property consists of 0.47 acres/20,576 square feet (ref. Exhibit "B" – APN Map).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, floor plan and elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, and Exhibit "D" – Building Elevations and Floor Plan). The building is a wood-framed building with a stucco exterior finish that will match/complement the existing house in color. The following is required of accessory buildings:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements. Note: Per Building and Safety requirements, the building may need to be a minimum of 10 feet away from property lines but will still meet the setback requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The proposed structure will have a maximum height of 20 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 20,096 net square feet (excluding the square footage for a trail easement at the front of the property), and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 21%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of five animal units would be allowed which would require an open area of at least 2,880 square feet. There is an open area on the property of over 2,880 square feet noted on the site plan on the northeast side of the proposed structure (ref. Exhibit "E" – Aerial and Site Photos).**

Conditional Use Permit 2012-07

Page 2

August 8, 2012

The project was provided to the Architectural Review Sub-Committee (ARC). The ARC had no concerns on the architecture of the proposed building. One member of the ARC expressed concern over the animal-keeping area noted on the site plan that is proposed to include a retention basin for water run-off. The concern was that the retention area is not usable ("lake like" and dangerous) as horse area and therefore should not be counted as animal-keeping area. It should be noted that more open area exists behind the existing house, outside of the noted animal-keeping area on the site plan, and that animal-keeping does not have to be confined to this designated area.

Staff is recommending that the Planning Commission adopt resolution 2012-31 approving Conditional Use Permit 2012-07

/adr-81609

Attachments:

Resolution 2012-31

Exhibit "A" – Location Map

Exhibit "B" – Assessor's Parcel Map

Exhibit "C" – Site Plan

Exhibit "D" – Building Elevations and Floor Plan

Exhibit "E" – Aerial and Site Photos

RESOLUTION NO. 2012-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 1,440 SQUARE-FOOT WORKSHOP AT 2451 ROUNDUP ROAD LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2012-07)

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by HC&D ARCHITECTS for property located at 2451 Roundup Road (APN 121-310-057) and

WHEREAS, notice of a public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on August 8, 2012 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses.

C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.

D. The traffic generated by the proposed use will not impose an undue burden.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled August 8, 2012 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, Exhibit "D" – Building Elevations and Floor Plan Exhibit dated July 25, 2012 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. This approval is for an accessory workshop building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.

Resolution No. 2012-31
Page 4
August 8, 2012

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on August 8, 2012.

Robert E. Wright, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

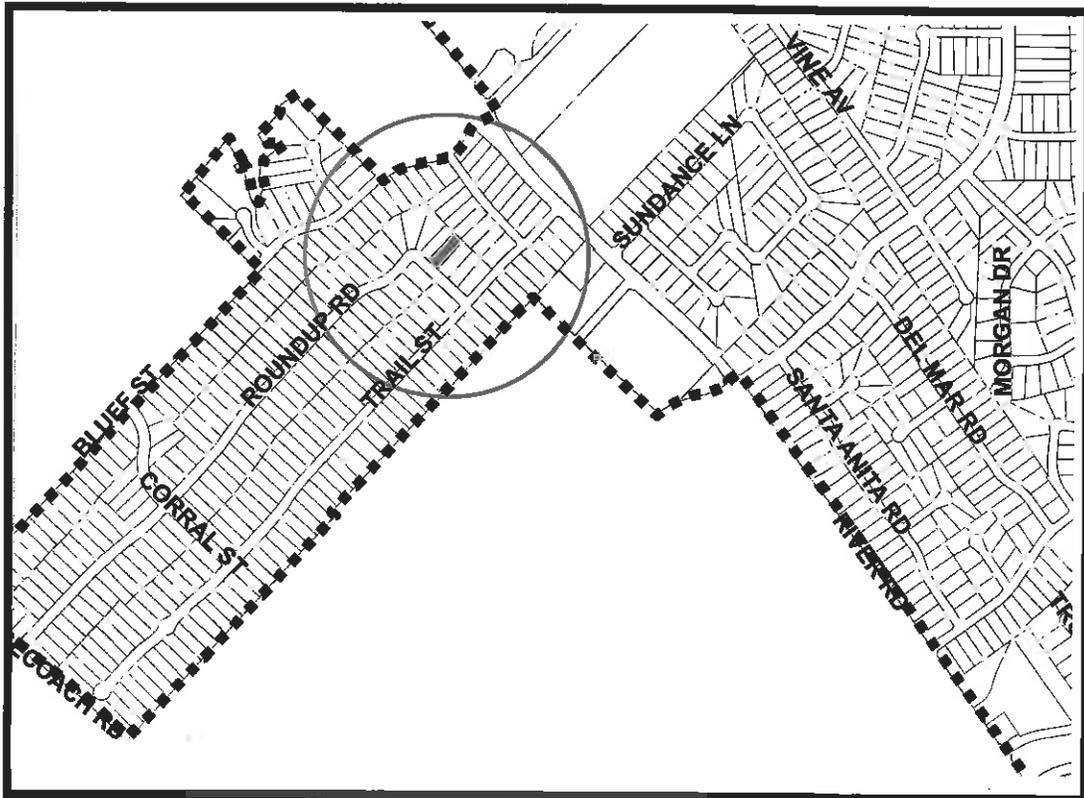
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on August 8, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr-81610

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2012-07

APPLICANT: HC&D Architects

LOCATION: 2451 Roundup Road

Exhibit "A"

ASSESSOR'S PARCEL MAP

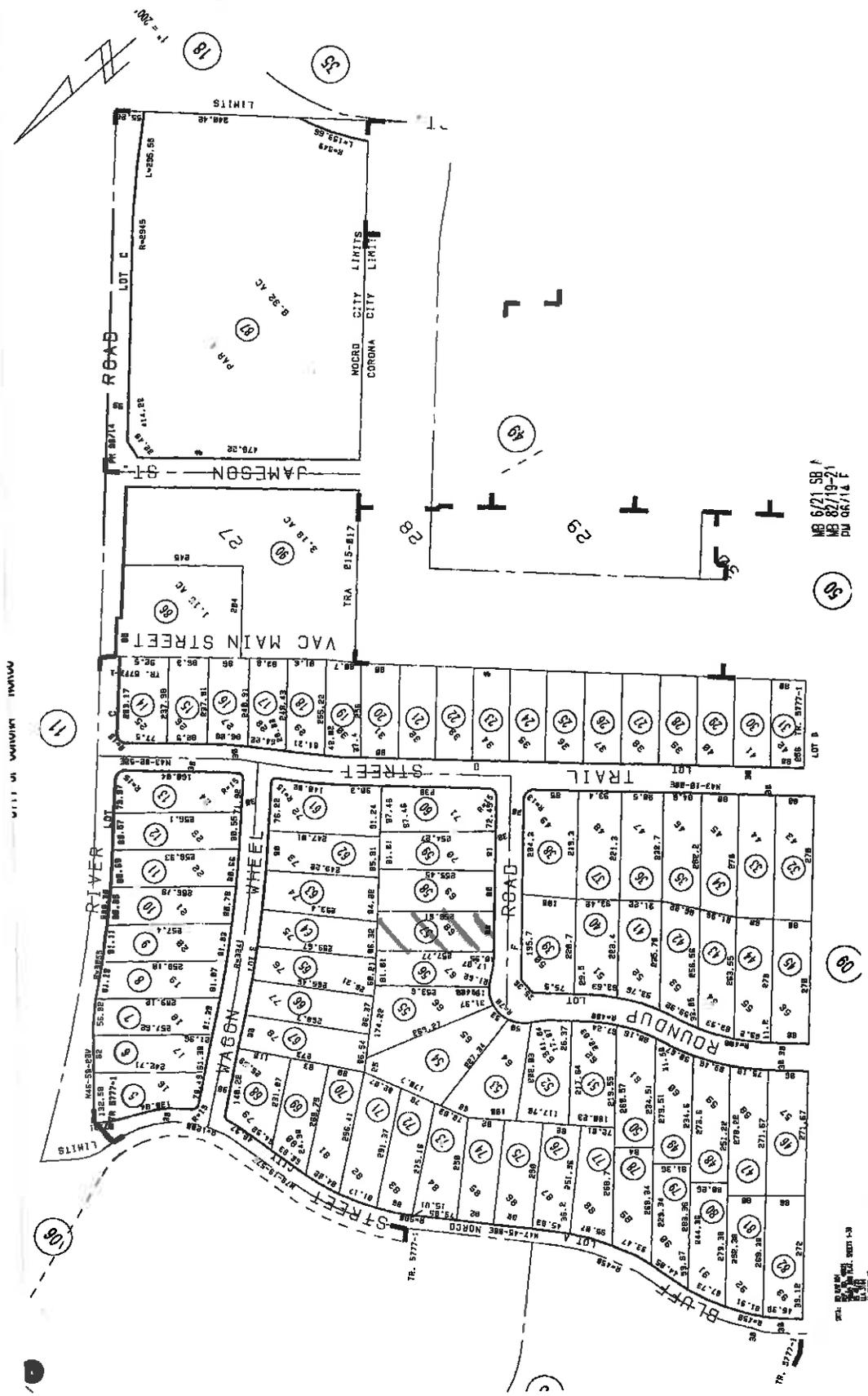


Exhibit "B"

MR 6/21/88
MR 8/19/92
DU 06/12/97

SCALE: 1" = 200'
DATE: 06/12/97

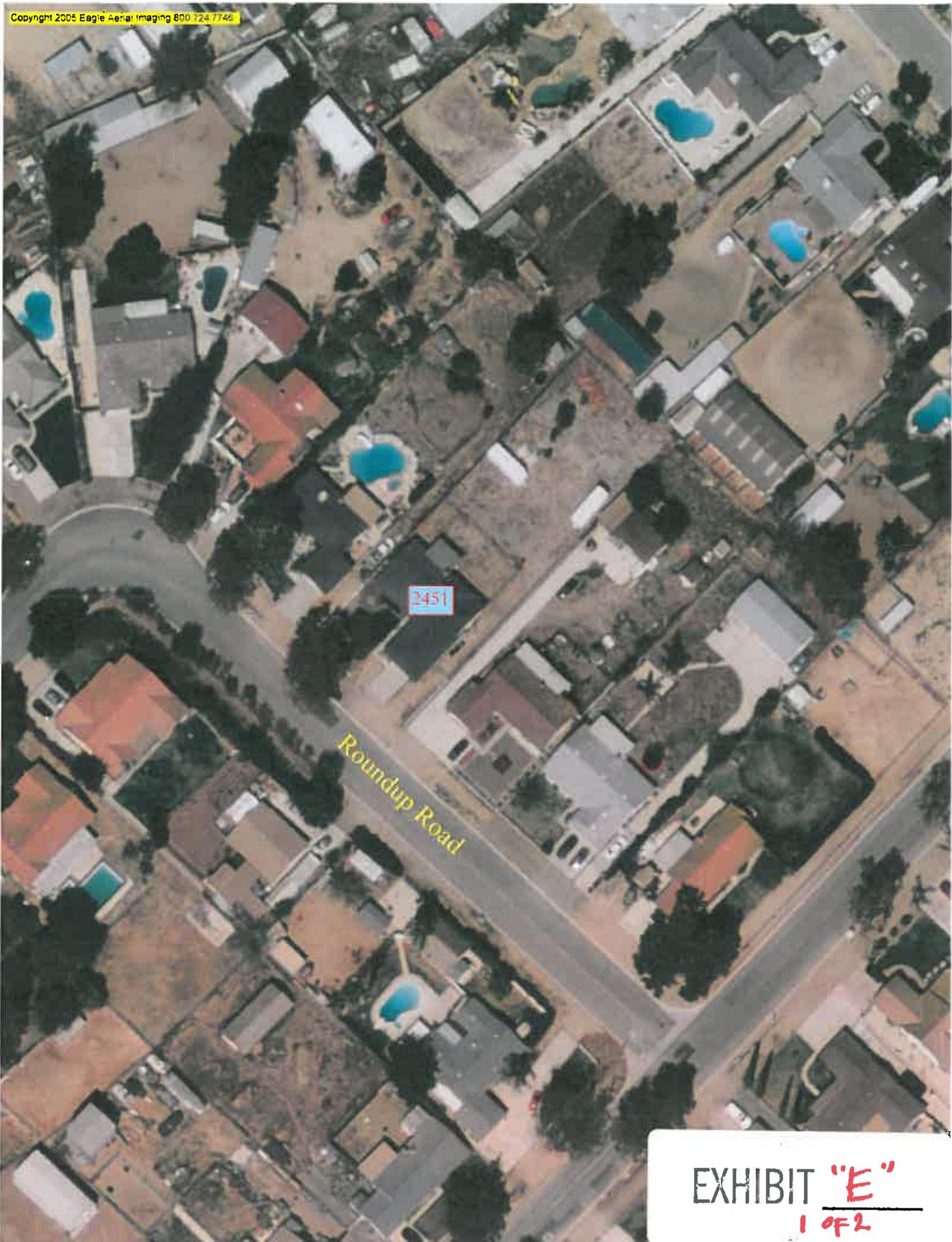
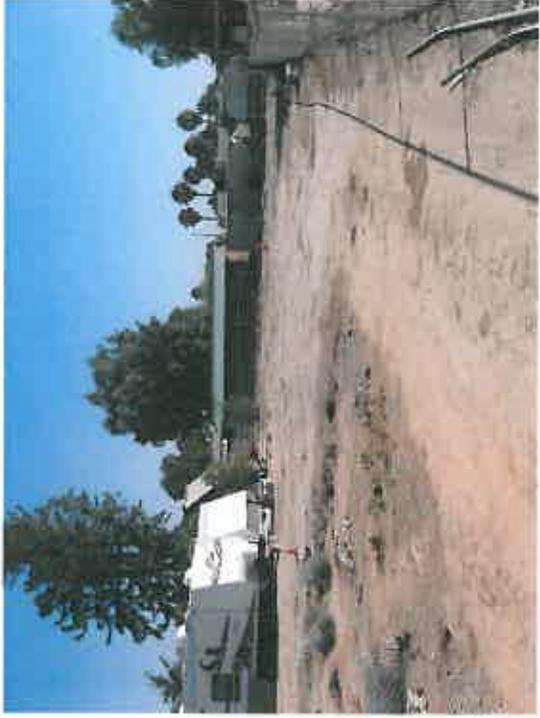


EXHIBIT "E"
1 of 2

SITE PHOTOS



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: August 8, 2012

SUBJECT: Consideration of Site Plan Addition (Exterior Vacuum Control System) for approved Conditional Use Permit 2011-15.

RECOMMENDATION: Staff recommends that the Planning Commission approve the site plan addition for the exterior vacuum control system.

SUMMARY: A request for approval of an addition to the approved site plan of a car wash currently being constructed in the former Mitsubishi site in the Norco Auto Mall.

BACKGROUND: On September 14, 2011, the Planning Commission approved Conditional Use Permit 2011-15, a request for approval to allow a car wash at 2100 Hamner Avenue located in the Norco Auto Mall Specific Plan Area "A" (former Mitsubishi site).

The project was approved with three fabric canopies, one leading to the entrance of the car wash and two for vacuuming and detailing. On February 8, 2012 the Planning Commission approved a request to change the fabric canopies to wood trellises.

For the two vacuuming/detailing canopies the southerly line has the vacuum control system contained within the actual carwash building. The other was constructed outside of the main building on the north property line behind an existing trash enclosure (ref. Exhibit "A" – Approved Site Plan; Photo 1 of Exhibit "B" – Photos). The vacuum system was covered with a metal roof. This was not shown on the site plan approved by the Planning Commission and has been brought back for approval.

ANALYSIS: The Auto Mall Specific Plan does not require "specific side or rear yard setbacks. However, appropriate setbacks will be determined by the approving body based on evaluation of the functional and aesthetic relationship of buildings and uses with adjoining land uses." Because the vacuuming system is behind a trash enclosure it does not create an aesthetic impact. The only issue that seems to have any consideration for the Planning Commission based on the excerpt from the Auto Mall Specific Plan is the functional impact to buildings and adjoining land uses. And the only issue would be noise impacts.

The manufacturer of the vacuum provided the noise details on the system that has been installed (ref. Exhibit "C" – Letter from Autovac). The engine installed for this system is a 20 hp engine which at full rpm produces noise at 66 decibels at 10 feet. This is similar to the noise level of an average amount of traffic 100 feet away (ref. Exhibit "D" – Familiar Noise Levels Table from the Noise Element). The property to the north is an existing self-serve car wash which has an enclosed truck washing bay on the other side of the wall from the location of the vacuum system.

The vacuum system was installed with "Vacuum IQ" which is a technology that reduces motor use when only a portion of vacuums are being used and that also reduces noise. A muffler was installed that further reduces noise (ref. Picture 2 of Exhibit "B").

Staff recommends that the Planning Commission approve the addition to the site plan.

/sk-81628

Attachments: Exhibit "A" – Approved Site Plan
Exhibit "B" – Photos
Exhibit "C" – Letter from Autovac
Exhibit "D" – Familiar Noise Levels



LOCATION OF VACUUM SYSTEM

PHOTO 1



PHOTO 2



PHOTO 3

EXHIBIT "B"



Thank you for considering our vacuum systems. Here at Auto Vac we excel at manufacturing an extremely smooth, high performance machine that is also very quiet.

The decibel levels on our vacuum producers are as follows:

10 HP, 3-Stage	59 decibels
15 HP, 4-Stage	62 decibels
20 HP, 5-Stage	66 decibels
25 HP, 6-Stage	68 decibels
30 HP, 7-Stage	70 decibels

These ratings are taken at 10 feet from the machine with no background noise or outside interference. We hope that these Ratings are satisfactory. If you have any further questions, please contact me at our toll free number 888-628-8682.

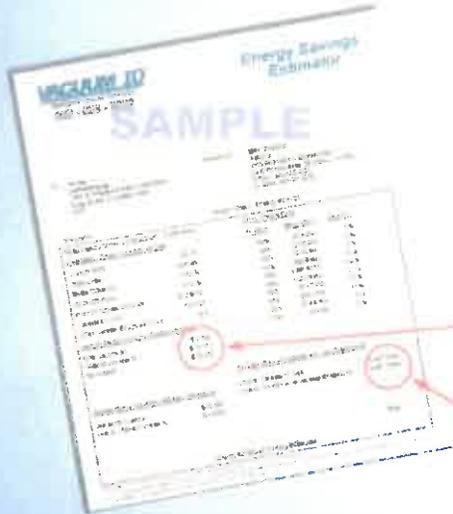
Thank you,

AVI / Sales

Note:

- ① This decibels reading is without enclosed location. We install system in 6" Block wall enclosure will further reduce noise level.
- ② This decibles reading taken at full RPM speed of motor. With IA system, Motor will run only according how many people using vacuum lines. This will further reduce noise level.
- ③ We install muffler in exhaust line will further reduce air pressure noise level.

VACUUM IQ See the Savings for Yourself



AutoVac will provide you with a cost savings analysis that shows how much money you'll save on your energy bill. Your energy provider will use this report to calculate your rebate for installing VacuumIQ (where available). Go to VacuumIQ.com to download your Energy Savings Calculator today.

Here is a sample energy savings report from an actual AutoVac client.

- Vacuum IQ brings this client's annual energy costs down from \$29,388 to just \$6,450 – that's a savings of 77.9%.
- Return on investment is realized in less than six months!

BENEFITS OF VACUUM IQ

- Dramatically cut energy costs by reducing energy consumption
- Earn a rebate from your energy provider for "going green" with Vacuum IQ (participation varies by region)
- Extend the life of your equipment
- Reduce maintenance costs and equipment downtime
- Simplify your equipment – Vacuum IQ replaces soft starters and throttle valves
- Return on investment is months, not years
- Savings continue year after year

SOFTWARE FEATURES



Vacuum IQ includes user-friendly software that interfaces easily with virtually any vacuum equipment. The program allows comprehensive motor control and easy data retrieval.

- AutoVac can monitor your system online via the web for troubleshooting and diagnostic purposes
- Enjoy online control of your motors to perform auto-tunes, test parameter adjustments and simulate events
- Download and save data to a drive or file
- Track your exact savings with the built-in cost savings calculator

MOTOR CONTROLS

AUTO VAC
Industrial
Vacuum & Air Systems

VACUUM IQ



Vacuum IQ is an electronic motor control system that manages your vacuum motors. It includes a dynamic variable frequency drive (VFD) and customized software.

Vacuum IQ constantly monitors your vacuums so they always operate at maximum efficiency. Your motors work as much or as little as needed depending on the actual demand for suction.

You enjoy the most cost-effective operating model – vacuum-on-demand.

Vacuum IQ dramatically reduces energy costs and extends the life of your equipment.

Need more incentive? Energy providers across the country are issuing substantial rebates for installing environmentally friendly devices like Vacuum IQ.

888-628-8682

email: sales@auto-vac.com • www.auto-vac.com

TABLE 3.2
FAMILIAR NOISE LEVELS (dBA)

Human Ear Sensibility	dB(A)	Noise Source
	145	
Physically Painful	140	Sonic Boom
Extremely Loud	135	
	130	
	125	Jet Takeoff at 200'
Discomforting	120	Oxygen Torch
	115	Discotheque
	110	Motorcycle at 15' (unmuffled)
	105	Power Mower at 3'
Very Loud	100	Newspaper Press
	95	Freight Train at 50'
	90	Food Blender
	85	Electric Mixer, Alarm Clock
	80	Heavy Truck at 50'
	75	Busy Street Traffic at 50'
	70	Average Traffic at 100'
		Vacuum cleaner
Loud	65	Electric Typewriter at 10'
	60	Dishwasher at 10'
		Air Conditioning Unit at 15'
	55	Normal Conversation at 5'
	50	Typical Daytime Suburban Noise
	45	Refrigerator at 10'
	40	Bird Calls
	35	Library
	30	
Quiet	25	
	20	Motion Picture Studio
	15	
	10	Leaves Rustling
	5	
Threshold of Hearing	0	



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: August 8, 2012

SUBJECT: Site Plan 2012-10 (Mendez): A request for approval to allow a 590 square-foot garage addition to an existing accessory garage building at 545 Seventh Street located within the A-1-20 (Agricultural Low-Density) zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2012-32 approving Site Plan 2012-10.

Site Plan 2012-10 is a request for approval to allow an a 590 square-foot addition to an existing accessory garage building at 545 Seventh Street located within the A-1-20 (Agricultural Low-Density) zone (ref. Exhibit "A" – Location Map). The property consists of 0.58 acres/25,264 square feet (ref. Exhibit "B" – APN Map).

Accessory buildings 864 square feet or less (to include accessory building additions) require site plan approval by the Planning Commission. The site plan, floor plan and building elevations for the proposed garage addition are attached (ref. Exhibit "C" – Site Plan, Exhibit "D" – Floor Plan and Exhibit "E" – Building Elevations). There is an existing 720 square-foot garage on the property and the garage addition is proposed on the rear side of this garage. The following is required of accessory buildings:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The proposed structure will have a height of about 16 feet. Staff is in support of the proposed height as it will be in line with the existing garage.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 25,264 square feet, but is not flat. The property steps up from the front creating three different flat pad areas. The combined flat pad areas are equal to at least 21,000 square feet. The pad coverage for the property is about 24%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of six animal units would be allowed which would require an open area of at least 3,456 square feet. There is an open area on the property of at least 3,456 square feet, in front of and to the side of, an existing barn that is shown on the site plan. There are portable pipe corrals in this open area as shown on the attached site photos, but they are portable and portable corrals have been for past**

Site Plan 2012-08 (Mendez)

Page 2

May 9, 2012

accessory building projects, allowed to be in the required open animal area (ref. Exhibit "F" – Aerial and Site Photos).

Staff is recommending that the Commission adopt Resolution 2012-32, approving Site Plan 2012-10.

/adr-81619

Attachments:

Resolution 2012-32

Exhibit "A" – Location Map

Exhibit "B" – APN MAP

Exhibit "C" – Site Plan

Exhibit "D" – Floor Plan

Exhibit "E" – Building Elevations

Exhibit "F" – Aerial Photo and Site Photos

RESOLUTION 2012-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 590 SQUARE-FOOT GARAGE ADDITION TO AN EXISTING GARAGE AT 545 SEVENTH STREET LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2012-10.

WHEREAS, AGUSTIN MENDEZ submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 545 Seventh Street (APN 153-170-016).

WHEREAS, at the time set; at 7 p.m. on August 8, 2012 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid site plan and received both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The proposal does comply with all applicable requirements of the Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the Norco General Plan and Norco Municipal Zoning Ordinance.

C. The proposal is reasonably compatible with the area immediately surrounding the site.

D. The proposal is not detrimental and will be desirable to the overall public convenience or general welfare of the persons residing or working in the neighborhood.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled August 8, 2012 that the application for Site Plan 2012-10 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, Exhibit "D" – Floor Plan and Exhibit "E" – Building Elevations dated July 30, 2012 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the building on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject addition shall match the existing garage in building materials and in color.
10. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.
11. The existing portable pipe corrals shall be moved so that there is a minimum 10-foot separation between these corrals and the proposed addition.

Resolution 2012-32
Page 4
August 8, 2012

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on August 8, 2012.

Robert E. Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

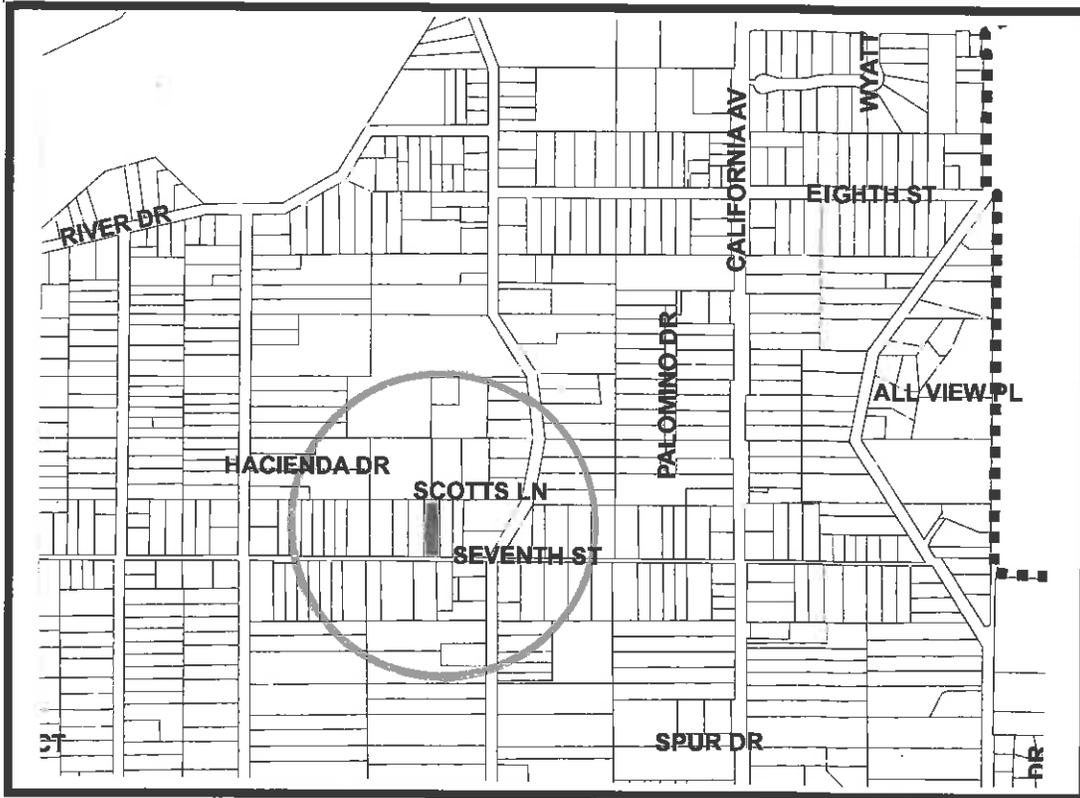
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held August 8, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr-81620

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2012-10
APPLICANT: Agustin Mendez
LOCATION: 545 Seventh Street

Exhibit "A"

ASSESSOR'S PARCEL MAP

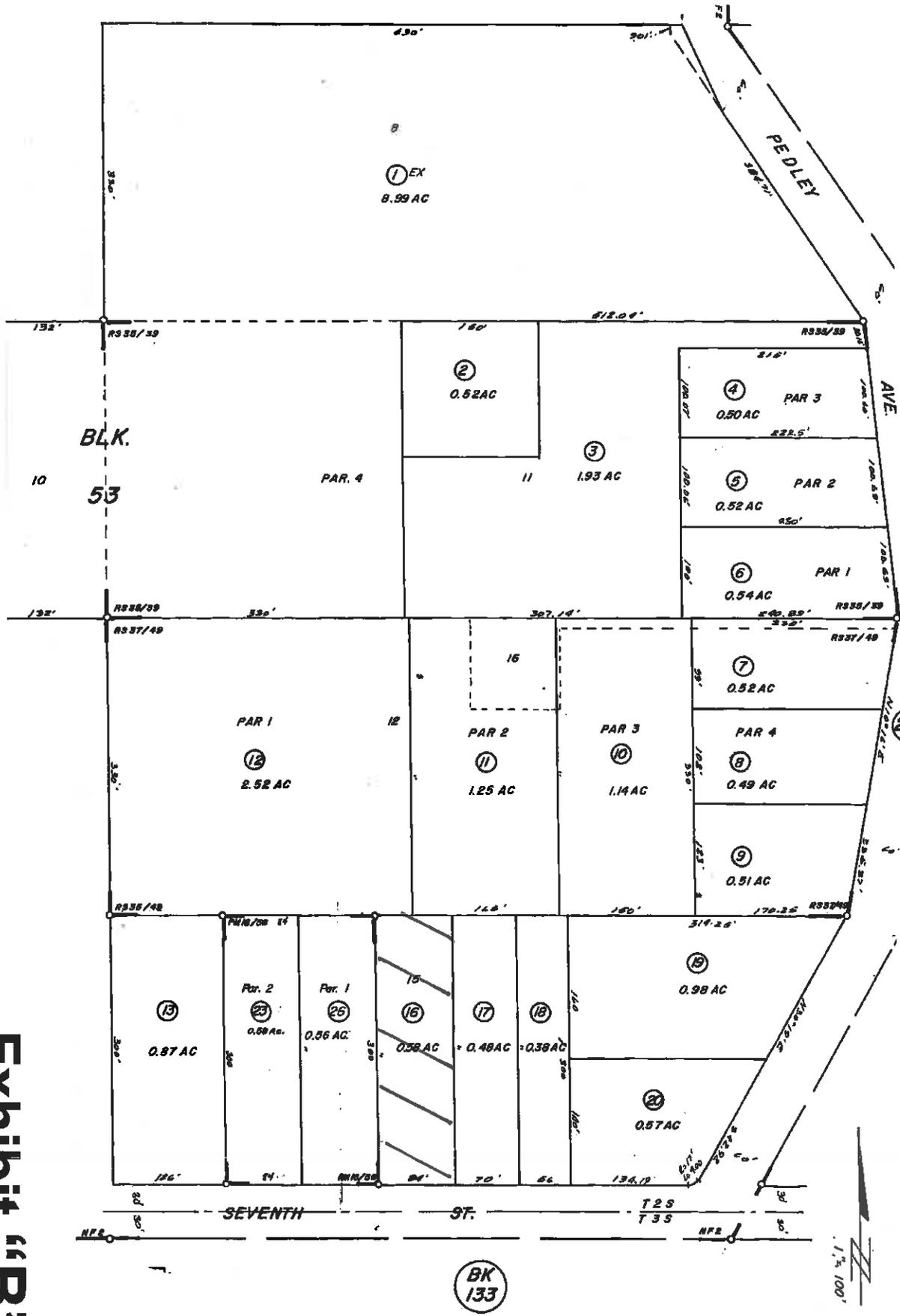


Exhibit "B"



Seventh Street

EXHIBIT "F"
1 OF 2

SITE PHOTOS

